



**Agenda Item Number: 2006-2-9A**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

---

**Meeting Date:** February 28, 2006

**Department:** Economic Development **Staff Contact:** Daniel Gutiérrez, ED Coordinator  
Sandy Fish, Planning and Zoning Director  
Julie M. Baca, Deputy County Manager for  
Community Services

**TITLE:** Impact Fee Waiver

**ACTION:** Motion to approve an Economic Base Development Impact Fee Waiver to Shamrock Foods Company.

### **SUMMARY:**

Shamrock Foods Company is locating its production facility on Track B-2, Zone Atlas L-6, at the Westland Business Park on Paseo Del Vulcan NW, on the north side of I-40, in the unincorporated area of the County. The Impact Fee Ordinance provides an Economic Base Development fee exemption for qualified projects within the County. To qualify for the exemption, the applicant must demonstrate positive economic gains to Bernalillo County. Shamrock Foods requests an impact fee waiver in the amount of \$106,754.11.

Shamrock Foods is a distributor of foodservice and dairy in the southwestern United States. It was founded in 1922 in Tucson, Arizona and is now the second largest food distributor in the United States. Total sales revenue for the company is currently at \$1.5 billion annually. The foodservice company has operated in New Mexico for over 20 years with deliveries emanating from the Phoenix and Denver warehouses. The project will include purchasing a 45-acre parcel of land at the location described above. The company will construct an 180,000 square foot foodservice distribution facility that will feature temperature-controlled warehouse space for dry, refrigerated, and frozen food products, as well as administrative and sales offices. The company estimates the total building cost at \$17 million and upon completion will employ over 80 people.

The company has agreed to all the conditions set forth in the ordinance. The proposed project must meet the Economic Base Development Waiver Application criteria (Attachment 1). The applicant has addressed and satisfied these requirements. (Attachment 2)

### **ATTACHMENTS:**

1. Economic Base Development Waiver Application
2. Applicant's Submittal packet

### **FISCAL IMPACT**

If approved the County will absorb the impact fee in the amount of \$106,754.11.

# **STAFF ANALYSIS SUMMARY**

## **COUNTY MANAGER**

Shamrock Foods Company is the second largest food distributor in the U.S. and this new facility will be its primary distribution site for the western states. The company plans on hiring over 80 people for this first phase. It projects to expand this facility within a few years to add food production which will require increased staffing. I recommend Board approval. TL 2/20/06

## **LEGAL**

The applicant request for impact fee waiver satisfies the criteria for approval. PFT 02/2006

## **ELECTED OFFICIAL/OTHER**

**Zoning** The site for this facility is currently zoned to allow the proposed use. Building and Zoning staff have coordinated with the operators regarding the necessary permitting and approval procedures. Recommend approval of the waiver. SF 2/17/06